



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006622-26 and LTB-L-010928-26

In the matter of: 24 Sunridge Street
Richmond Hill ON L4E3T5

Between: Mahmoud Aarabi Landlord

And

Siamak Minaei Tenants
Chiman Ghaderi

Mahmoud Aarabi (the 'Landlord') applied for an order to terminate the tenancy and evict Siamak Minaei and Chiman Ghaderi (the 'Tenants') because the Tenants have not paid the rent that the Tenants owe (L1 – LTB-L-010928-26).

Mahmoud Aarabi (the 'Landlord') also applied for an order to terminate the tenancy and evict Siamak Minaei and Chiman Ghaderi (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent (L2 – LTB-L-006622-26).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

These applications were mediated by videoconference on March 5, 2026. As a result of the mediation, the hearing for LTB-L-010928-26 scheduled for April 15, 2026 is cancelled.

The Landlord attended with Legal Representative, Arash Boorboor.

The Tenant, Siamak Minaei, attended with Legal Representative, Greg Oboyan.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
2. Based on the monthly rent, the daily rent/compensation is \$115.07. This amount is calculated as follows: \$3,500.00 x multiplied by 12 months, divided by 365 days.

3. The rent arrears owing to March 31, 2026 are \$14,500.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
6. Interest on the rent deposit, in the amount of \$205.44 is owing to the Tenants for the period from October 30, 2021 to February 28, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. On or before March 31, 2026, the Tenants shall pay to the Landlord \$11,980.56 representing:
 - \$14,500.00 - arrears of rent to March 31, 2026; plus
 - \$186.00 – application filing fee; minus
 - \$2,500.00 – last month's rent deposit; minus
 - \$205.44 – interest on last month's rent deposit.
5. If the Tenants do not vacate the rental unit on or before March 31, 2026, the Tenants shall owe the Landlord per diem compensation of \$115.07 starting April 1, 2026 and continuing until the date the Tenants vacate the rental unit.
6. If the Tenants do not pay the Landlord the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

March 16, 2026
Date Issued

Angela McLaughlin
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.